



Westfield City Council Report

Ordinance Number:	14-50
APC Petition Number:	1412-PUD-18
Petitioner:	Langston Development, LLC by Faegre Baker Daniels, LLP
Requested Action:	A change of zoning from the AG-SF1: Agriculture / Single-Family Rural District to the Mapleridge Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District
Current Land Use:	Residential / Agricultural
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Location Map3. Concept Plan Exhibit4. PUD District Ordinance5. Neighbor Meeting Summary6. Public Comments (written)7. Petitioner's Update8. APC Certification
Prepared by:	Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the November 10, 2014, City Council meeting. The petition received a public hearing at the December 1, 2014, Advisory Plan Commission (the "APC") meeting. The APC forwarded this petition with a unanimous favorable recommendation at its December 15, 2014, meeting. This petition is eligible for adoption consideration at the January 12, 2015, Council meeting.

PROCEDURAL

Public Hearing: Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held on December 1, 2014, at the APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

Neighbors' Meeting: The Petitioner hosted a meeting for adjoining property owners on November 13, 2014, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 5**.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

PROJECT OVERVIEW

Project Location: The subject property (the “Property”) is approximately sixty (60) acres located on the east side of Oak Road, north of 151st Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Mapleridge”, that would allow for a single-family residential neighborhood, as illustrated on the revised Concept Plan (see **Exhibit 3**). The Petitioner characterizes the proposed development to be similar to the Brookside subdivision.

Default Standards: The proposed PUD District Ordinance (the “PUD Ordinance”) (see **Exhibit 4**), defaults to the recently adopted Westfield – Washington Township Unified Development Ordinance (the “UDO”), with the **SF2: Single Family Low Density District** as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning District.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The development standards of note are briefly highlighted below:

1. Oak Road Lot: There is one “estate” lot located at the northwest corner of the Property that would not be a part of the rest of the development and would be accessed from Oak Road. As a result, provisions are included to accommodate this lot.
2. Architectural Standards (Article 6.3): The PUD Ordinance incorporates enhanced architectural standards, including the incorporation of Character Exhibits to establish the benchmark for the quality and character of the development. The PUD Ordinance also increases the Minimum Living Area square footage requirements.

In response to comments received, the referenced Character Exhibits also incorporate side and rear facades so the established benchmark also applies to the rear and side facades of homes. As a result of the revisions to the Concept Plan since the Council introduction, the rear of homes will no longer be oriented towards Oak Road.

3. Landscaping Standards (Article 6.8): The PUD Ordinance: (a) increases the required number of shrubs per Lot; (b) addresses the overlap of the perimeter External Street Frontage Landscaping with the frontage road and floodplain; and (c) establishes that preserved natural areas shall serve as the required buffer yard for those areas shown on the Concept Plan.

Design Standards: As proposed, the PUD Ordinance establishes enhanced or alternative design standards from the Underlying Zoning District (Chapter 8 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The design standards of note are briefly highlighted below:

1. Street and Right-of-Way Standards (Article 8.9): In working with the Department, Public Works Department, and the Fire Department, the Petitioner has modified the Concept Plan since the Council introduction. The revised Concept Plan now includes a loop road (rather than cul-de-sac) and stub street at the southeast corner of the property.

The loop road is planned as one-way street that will better accommodate (compared to the prior design) emergency response equipment while also allowing for the preservation of existing trees. The cross-section and final design of the loop road will be determined in coordination with the Fire Department and Public Works Department at the time of the overall development plan and primary plat review.

The Concept Plan also includes two stub street locations, which are generally located at the northeast and southeast corners of the property. The exact location of the stub streets may vary at the time of the primary plat review, but the requirement for the stub has been included in the revised ordinance to meet the UDO’s requirement for connectivity to adjacent properties. In addition, language has been added to the proposed ordinance to require a pedestrian and alternative emergency access path to connect the proposed frontage road to Oak Road.

2. Open Space (Article 8.6): The PUD Ordinance increases the minimum required amount of open space from 8% (for SF2 Districts) to 16%.

In working with the Department, the Petitioner has incorporated a requirement into the PUD Ordinance for trails internal to the development. The potential locations of internal trails have been depicted on the revised Concept Plan. The exact location will be determined at the time of the overall development plan and primary plat review upon final engineering; however, in response to comments from neighbors, the PUD Ordinance includes language that prohibits these trails along the north property line of the District. Trails internal to the District will provide access and connectivity of the preserved Natural Areas and Open Space so these areas better function as an amenity.

3. Floodplain: The Concept Plan has been revised as a result of the new Flood Insurance Rate Maps (FIRM), which became effective on November 19, 2014. The exact location of the floodplain will be reviewed at the time of the overall development plan and primary plat review. Any proposed development that would be determined to occur within the floodplain will be subject to both local and state regulations, including review and approval by the State of Indiana and the City of Westfield (see Article 5.5 Floodplain Overlay District of the UDO).

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Suburban Residential”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for “Suburban Residential” include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent

monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

PUBLIC HEARING COMMENTS

The written comments submitted in advance of the APC public hearing are attached hereto as **Exhibit 6**. The public comments presented at the public hearing are summarized in the APC’s minutes of the December 1, 2014, meeting ([linked here](#)). The Petitioner’s summary of their revisions in response to those comments received from the Department, the Plan Commission, and neighbors is included in the Petitioner’s Update, attached hereto as **Exhibit 7**.

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its December 15, 2014, meeting, the APC forwarded a unanimous favorable recommendation of this petition to the Council (Vote of: 7 in favor, 0 opposed) (see **Exhibit 8**).

City Council

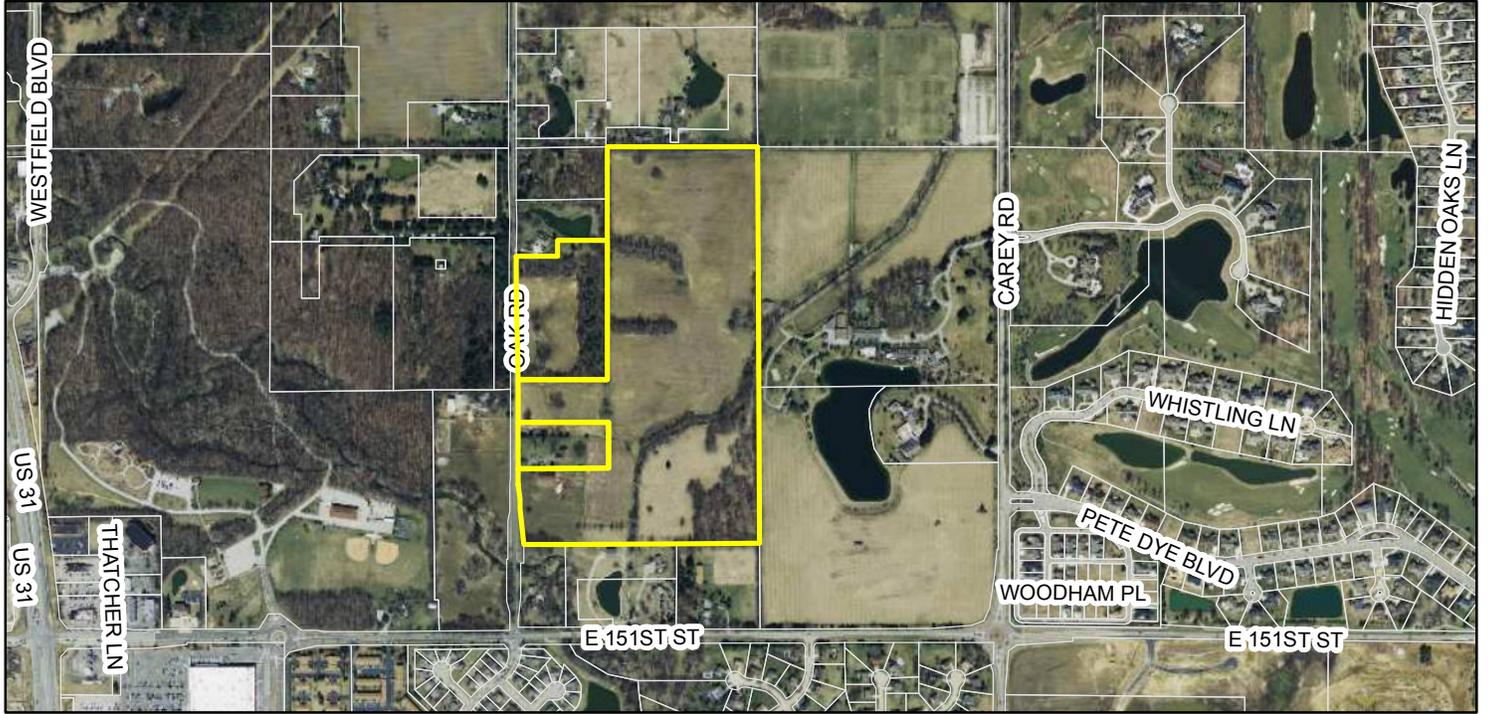
Introduction: November 10, 2014

Eligible for Adoption: January 12, 2015

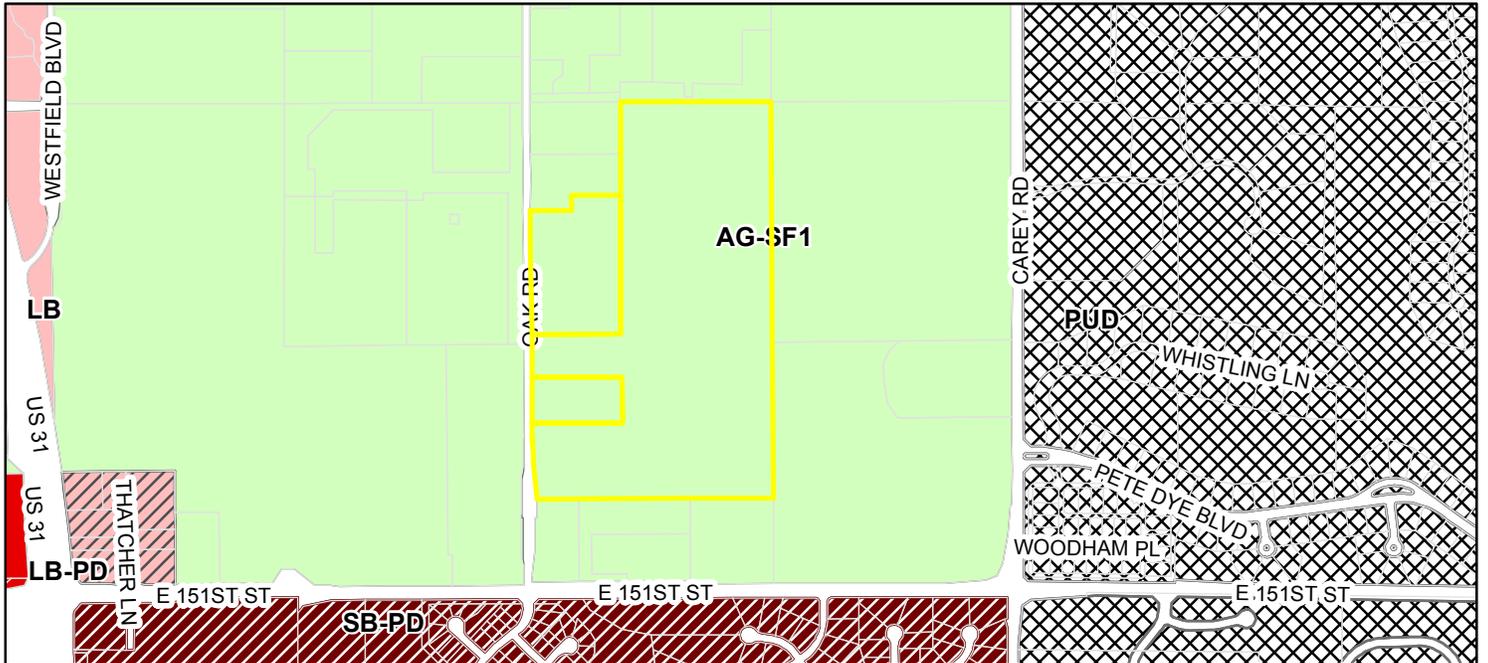
Submitted by: Jesse M. Pohlman, Senior Planner
Economic and Community Development Department

Aerial Location Map

Site



Zoning Map



Zoning

 AG-SF1 (Agriculture - Single Family - 1)	 GO (General Office)	 MF-2 (Multiple Family - 2)	 SF-3 (Cluster (Single Family - 3 Cluster))
 AG-SF1I (Agriculture - Single Family - 1 In-town)	 GO-PD (General Office - Planned Development)	 OI (Open Industrial)	 SF-4 (Single Family - 4)
 EI (Enclosed Industrial)	 LB (Local Business)	 OI-PD (Open Industrial - Planned Development)	 SF-4 Pre-1994 (Single Family - 4 Pre-1994)
 EI-PD (Enclosed Industrial - Planned Development)	 LB-H (Local Business - Historical)	 PUD (Planned Unit Development)	 SF-5 (Single Family - 5)
 GB (General Business)	 LB-PD (Local Business - Planned Development)	 SB-PD (Special Business - Planned Development)	 SF-A (Single Family - Attached)
	 MF-1 (Multiple Family - 1)	 SF-2 (Single Family - 2)	
		 SF-3 (Single Family - 3)	

PRIOR CONCEPT PLAN

PUD District

EXHIBIT B - MAPLERIDGE CONCEPT PLAN



REVISED CONCEPT PLAN

Mapleridge PUD District

EXHIBIT B MAPLERIDGE CONCEPT PLAN



ORDINANCE NUMBER 14-50

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "MAPLERIDGE PUD DISTRICT") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1412-PUD-18**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1412-PUD-18** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (7-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on December 16, 2014;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Mapleridge PUD District**” (the “District”).
- 1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Frontage Road: The road labeled as “Frontage Road” on the Concept Plan.
- 2.2 Loop Street: The Street labeled as “Loop Street” on the Concept Plan.
- 2.3 Oak Road Lot: The Lot labeled “ORL” on the Concept Plan.
- 2.4 Pie Shaped Lot: A Lot designed in a manner where the length of the Rear Lot Line is at least twenty-five percent (25%) longer than the length of the Front Lot Line.
- 2.5 Trail: Any pedestrian or nature trail internal to the District that is used by pedestrians, hikers, or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch).
- 2.6 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with *Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.*

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the SF2: Single Family Low Density District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted.

Section 6. General Regulations. The standards of *Chapter 4: Zoning Districts*, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 6.1 Minimum Lot Frontage: 20 feet.
- 6.2 Minimum Front Yard Building Setback Line: 20 feet
- 6.3 Minimum Lot Width for Pie Shaped Lots: 80 feet
- 6.4 Minimum Living Area:
 - A. Single story: 2,500 square feet
 - B. Two story: 2,800 square feet
- 6.5 Oak Road Lot. The standards of the Underlying Zoning District, as modified herein, shall apply to the Oak Road Lot, except as otherwise modified below.
 - A. The Oak Road Lot shall be accessed by a Driveway directly onto Oak Road.
 - B. Minimum Front Yard Building Setback Line: 150 feet
 - C. The landscaping standards (with the exception of the Minimum Lot Landscaping Requirements) of the UDO shall not apply.
 - D. The existing Accessory Building on the Oak Road Lot shall be permitted to remain, to be expanded, or to be replaced, so long as there shall only be one (1) Accessory Building permitted on the Oak Road Lot, unless otherwise permitted by the UDO.

Section 7. Development Standards. The standards of *Chapter 6: Development Standards* shall apply to the development of the District, except as otherwise modified below.

- 7.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:
 - A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to

be constructed and that contribute to the District’s intent and vision. It is not the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of Dwellings within the District. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s determination may be appealed to the Plan Commission.

B. Building Materials: In addition to *Article 6.3(C)(3) Building Materials*, the following shall apply:

- i. The roofs of all Dwellings shall be covered with dimensional shingles or decorative wood or slate shake styled shingles.
- ii. Vinyl and aluminum siding shall be prohibited.

C. Garages:

- i. All Dwellings shall have a minimum of a three (3) car attached garage.
- ii. All Dwellings shall have an angled, courtyard or side load garage. A maximum of fifty percent (50%) of a Dwelling’s garage doors may be front load.

7.2 Article 6.5 Fence Standards: Shall apply. A wood fence (four to six feet in height) substantially similar in quality and character as the fence depicted to the right shall be installed where generally shown on the Concept Plan and labeled “Fence”.



7.3 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

- A. Article 6.8(K): Minimum Lot Landscaping Requirements: shall apply; however, the minimum number of shrubs per Lot shall be enhanced to require fifteen (15) shrubs per Lot.
- B. Article 6.8(M) External Street Frontage Landscaping Requirements shall only apply along Oak Road in the areas labeled on the Concept Plan.
- C. Article 6.8(N) Buffer Yard Requirements shall apply; however, the existing vegetation and Natural Areas, labeled as “Preserved Natural Buffer Yard” on the Concept Plan, shall be preserved and satisfy the required Buffer Yard planting materials in these areas. A tree preservation easement shall be established within the Preserved Natural Buffer Yard. Within this tree preservation easement, no trees with a diameter at breast height (“DBH”)

in excess of four inches (4”) or more (the “Protected Trees”) shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with safety requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area.

Section 8. Infrastructure Standards. The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see *Chapter 7: Subdivision Regulations*), unless otherwise approved by the Plan Commission or Department of Public Works in consideration of the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. Design Standards. The standards of *Chapter 8: Design Standards* shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.7 Pedestrian Network Standards shall apply, except as otherwise modified or enhanced below:

- A. A sidewalk shall not be required on the west side of the Frontage Road or on the interior of the Loop Street.
- B. Trails shall be prohibited along the north and northwest property lines, as generally shown in **Exhibit D**.
- C. Trails shall be installed as generally depicted on the Concept Plan; however, the final Trail locations may be subject to existing easements (e.g., Mary Wilson Drain) and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved that still provide access and connectivity to the District’s Open Space.

9.2 Article 8.9 Street and Right-of-Way Standards shall apply; however, subject to review and approval by the Public Works Department and Fire Department, as a part of the District’s Overall Development Plan:

- A. The Frontage Road cul-de-sac shall be permitted to have a maximum length of nine hundred (900) feet.
- B. The Loop Street, as generally shown on the Concept Plan, shall be permitted.
- C. Right-of-way shall be dedicated to provide a future connection point in the

southeast and northeast portions of the Real Estate. The final location of the proposed future connections, shown generally on the Concept Plan, may be subject to final engineering.

D. A paved emergency and pedestrian access shall be provided at the end of the Frontage Road, as generally shown on the Concept Plan.

9.3 Article 8.6 Open Space and Amenity Standards shall apply; however, the Minimum Open Space for the District shall be enhanced to require a minimum of sixteen percent (16%). All Open Space shall be common area and deeded to and maintained by a homeowners' association.

**[REMAINDER PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]**

ALL OF WHICH IS ORDAINED/RESOLVED THIS 12TH DAY OF JANUARY, 2015.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 14-50** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 14-50**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 14-50**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by: Jim Langston, Langston Residential Development, LLC,
1132 S. Rangeline Road, Carmel, Indiana 46032 (317) 846-7017.

SCHEDULE OF EXHIBITS

- Exhibit A Real Estate (Legal Description)
- Exhibit B Concept Plan
- Exhibit C Character Exhibit
- Exhibit D Trail Exhibit

EXHIBIT A
REAL ESTATE

PARCEL I

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the Northeast Quarter of Section 18, Township 18 North, Range 4 East 495.00 feet North 00 degrees 23 minutes 13 seconds West (assuming bearing) from the Southwest corner of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 411.11 feet; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 second 518.57 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 237.89 feet; thence South 89 degrees 19 minutes 58 seconds East 500.20 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 1269.40 feet to the North line of said Northeast Quarter; thence North 89 degrees 41 minutes 11 seconds East on said North line 832.87 feet to the East line of the West Half of said Northeast Quarter; thence South 00 degrees 16 minutes 27 seconds East on said East line 2162.38 feet to a point 834.20 feet South of the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 42 minutes 36 seconds West 1328.73 feet to the place of beginning, containing 48.4533 acres more or less.

PARCEL II

Commence at a point seventeen and one-half (17 1/2) rods South of the Northwest corner of the Northeast Quarter of Section eighteen (18) Township eighteen (18) North, Range four (4) East and run East thirty (30) rods, South fifty-eight and one-half (58 1/2) rods, West thirty (30) rods, North fifty-eight and one-half (58 1/2) rods to the place of beginning, containing eleven (11) acres more or less.

EXCEPT THEREFROM:

Commencing at the Northwest corner of the Northeast Quarter of Section 18, Township 18 North, Range 4 East; thence South 00 degrees 23 minutes 13 seconds East (assumed baring) 288.75 feet on and along the West line of said Northeast Quarter to the point of beginning of this description, said point being the Northwest corner of an 11.00 acre, more or less, tract of real estate described in Instrument Number 20003774 in the Records of Hamilton County, Indiana; thence North 89 degrees 41 minutes 11 seconds East 495.00 feet parallel with the North line of said Northeast Quarter to the Northeast corner of said 11.00 acre tract of real estate; thence South 00 degrees 23 minutes 13 seconds East 225.18 feet on and along the East line of said 11.00 acre tract of real estate and parallel with the West line of said Northeast Quarter; thence South 89 degrees 36 minutes 47 seconds West 269 50 feet; thence South 00 degrees 23 minutes 13 seconds East 84.74 feet parallel with the West line of said Northeast Quarter; thence South 89 degrees 41 minutes 11 seconds West 225.50 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West 310.26 feet on and along the West line of the Northeast Quarter to the point of beginning, containing 3.0 acres more or less.

PARCEL III

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, 906.11 feet North 00 degrees 23 minutes 13 seconds West (assumed bearing) from the Southwest corner of said Northeast Quarter; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds West 518.57 feet to the West line of said Northeast Quarter; thence South 00 degrees 23 minutes 13 seconds East on said West line 252.00 feet to the place of beginning, containing 3.00 acres, more or less.

Parcels I, II and III with exceptions as noted total 59.45 acres, more or less.

EXHIBIT B MAPLERIDGE CONCEPT PLAN

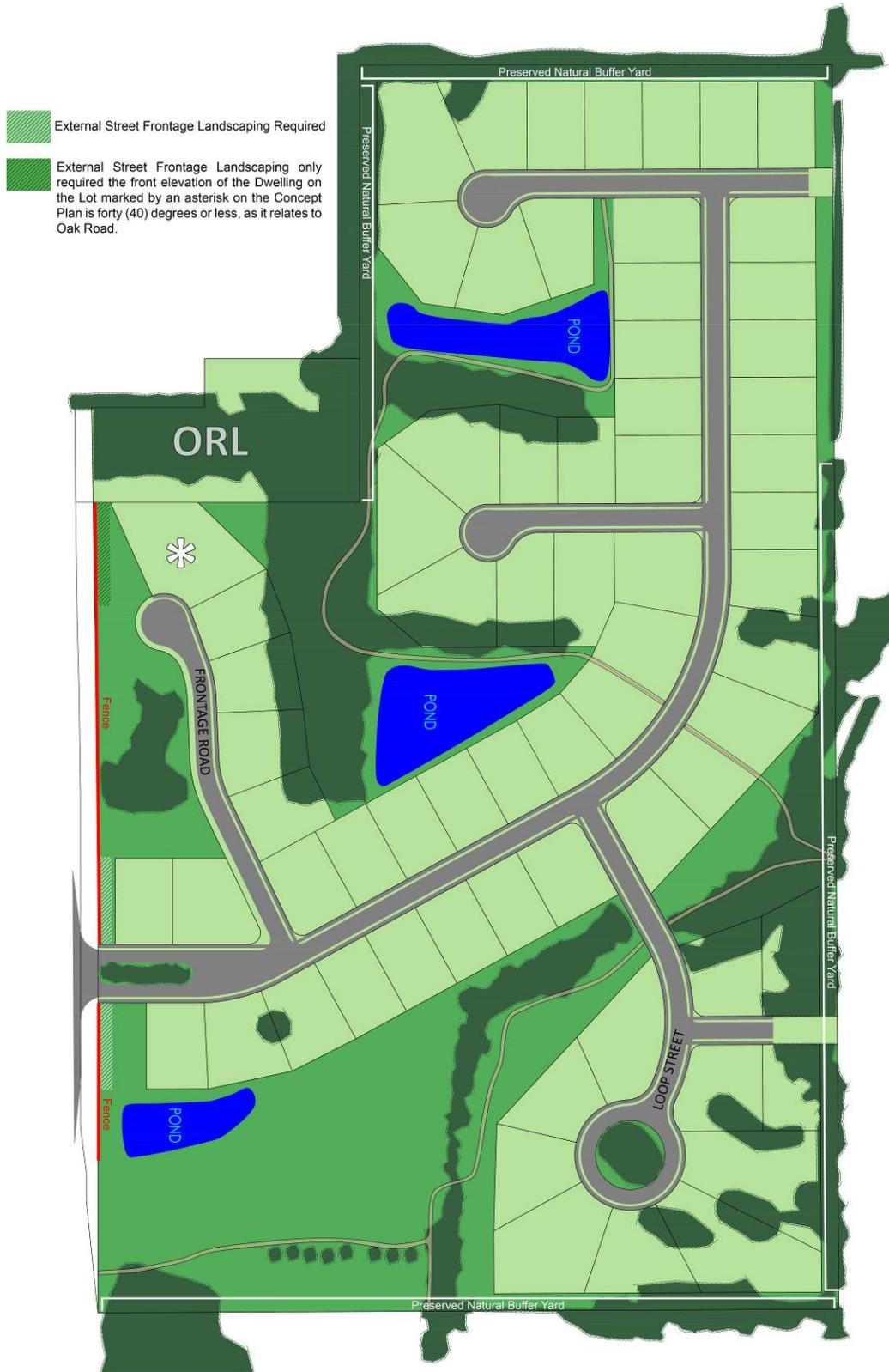


EXHIBIT C
CHARACTER EXHIBIT

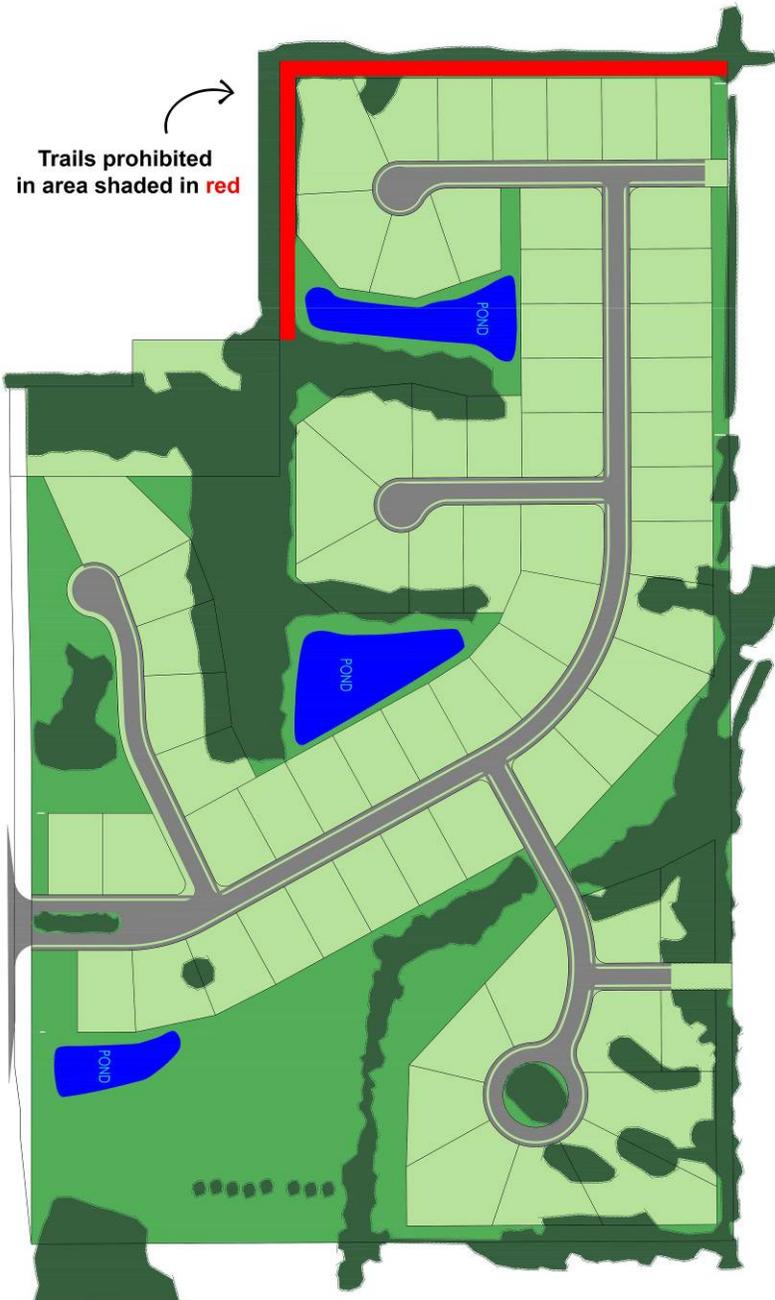
Character Exhibit (All pictures are homes located in Brookside)



EXHIBIT C
CHARACTER EXHIBIT (CONT.)



EXHIBIT D



Neighbor Meeting Summary

Project: Mapleridge
 Date: Thursday, November 13, 2014
 Location: Brookside Clubhouse

1. In attendance: 14 neighbors, 2 City Councilors (Robert Stokes and Cindy Spoljaric), Kevin Todd with the City of Westfield, representatives from Langston Development, LLC (“Langston”), Steve Hardin and Alyson Oliver of Faegre Baker Daniels.
2. Langston is proposing a single-family neighborhood with development standards and architectural requirements that are substantially similar to those in Brookside. Brookside includes 273 lots on 214.5 acres (1.27 lots per acre). Similarly, Mapleridge includes 71 lots on 59.45 acres (1.19 lots per acre). It is anticipated that the homes will be in the same price range as those in Brookside, which generally average over \$650,000 in value.
3. The primary concerns expressed by the neighbors were:
 - a. Maintaining the area’s rural character (a neighbor suggested installing a fence along the Oak Road perimeter that similar in character to the existing fence along Oak Road)
 - b. Requests for more details regarding the quality and character of the rear and sides of homes
 - c. Concern about interior walking trails abutting adjacent properties
 - d. Concern about the entrance being located directly across from a neighbor’s house
 - e. General questions about average home and lot sizes
4. On November 24th, Langston sent the following updates to the neighbors:
 - a. Langston agrees to install a fence along the Oak Road perimeter.
 - b. Langston agrees to clarify that all four sides of the homes in Mapleridge will be substantially similar in quality and character as the homes illustrated in the PUD Ordinance.
 - c. Langston agrees that interior trails will not run along the north or northeast property lines.
 - d. Langston agrees to move the neighborhood entrance north along Oak Road. The entrance will be moved as far north as it can be moved without removing any existing trees.
 - e. Follow up on questions raised about the minimum home sizes in Brookside compared to the proposed minimum home sizes in Mapleridge. The following chart was provided:

	Minimum Living Area Permitted		Smallest Home in Brookside (as built)
	Mapleridge	Brookside	
Single Story	2,500 s.f.	2,400 s.f.	2,585 s.f.
Two Story	2,800 s.f.	2,600 s.f.	2,688 s.f.

From: [Jesse Pohlman](mailto:Jesse.Pohlman)
To: [Jesse Pohlman](mailto:Jesse.Pohlman)
Subject: Mapleridge PUD Ordinance
Date: Wednesday, November 26, 2014 1:14:44 PM

From: Kathleen Robertson [mailto:kathleenarobertson@gmail.com]
Sent: Wednesday, November 26, 2014 1:09 PM
To: Jesse Pohlman
Subject: Re: Mapleridge

Dear Plan Commission Members,

Below are our concerns regarding the plans proposed for Maple Ridge as based on what Langston Development shared at a meeting and through one certified letters.

Issue 1 ENTRANCE

The proposed entrance to Maple Ridge is directly across from our driveway. **THIS IS NOT ACCEPTABLE.** They have a 1,000 ft of road frontage to work with. They can move the entrance 50 yards further north or to where the proposed culisace would be or they can move it a hundred yards to the south, about where Baxter's existing drive is located. If moved further north, the entrance/exit would be across from Acorn Farm, which will not be put into development as it has been donated to Cool Creek Park and will impact no one. As proposed now, we not only have to dodge the increase in north and south traffic but also those pulling out from the development. The water flow, where they want to put the entrance, has a 3 ft. ditch that runs to the legal drain. The proposed entrance would also impact my accessing my mail. Since mail is only delivered on the East side of the road, from 151st to 161st, my mailbox would be in their entrance lane. There is no reason that this entrance needs to be in the proposed area. I should not have to have 400 cars shining their lights into my home on a daily basis.

Issue 2 Proposed homes to the south of Baxter's driveway and east between Oak Road and the legal drain
Homes built here appear to be in FEMA's new flood plain area. No fill or homes should be allowed in this area. We have copies of the flood plains and we will bring them Monday. It might better be used as a retention pond to handle the water overflow from Cool Creek. Homes in that area would flood. Overflow of the creek has become increasingly worse since the work began on Meridian/31 and the destruction of the homes and trees on the west side of 31. There is nothing to slow down the flow of water and additional homes and businesses in that area have added to the problem. Homes proposed to the west portion of the above mentioned area are also in the flood plain.

Issue 3 Traffic

With the addition of Oak Manor (the second phase of Oak Park), now having access off of Oak Road & with the addition of Maple Ridge using only Oak Road, there will be an increase of traffic on Oak Road by at least 600 cars per day. That leads to additional concerns of how that traffic will be handled at Oak Road and 151st. It indicates to me that you will once again want to come in and take more of our property and destroy more of our trees. We highly recommend that a traffic study be done now on Oak Road before any plans are implemented.

Rick and Kathleen Robertson
15340 Oak Road
Carmel, IN 46033

November 30, 2014

Jay and Terri Park
15525 Oak Road
Carmel, IN 46033
since 1978

across from Acorn Farm Antiques
and bordering Mapleridge to our east

ParkDVMs@aol.com

and

Tim Swinney

15577 Oak Rd

Carmel, IN 46033

at N boundary of Mapleridge

t.swinney@sbcglobal.net

To: Plan Commission of Town of Westfield

Re: Mapleridge PUD on Oak Road N of 151st Street

The Parks and the Baxters have been friendly, cooperative neighbors since 1980. Julia and I founded and were officers of WTNT-SE (Washington Township Neighborhood Trustees-SE) in 1989 and both served for many years. Our neighborhood association defeated a poor quality, dense development on the property that now houses the lovely development of Estridge's Oak Park subdivision thanks to the solicitation of quality developers by our WTNT-SE members.

The Parks think Mapleridge (prior R & J Baxter property) is a project that should proceed if changes are made to solve problematic issues. Primary consideration is its effect on Westfield traffic impact at 151st and Oak Road, as well as impact on the surrounding neighbors. We appreciate the balance between green space (aka. undevelopable land) and what seems to be small lot sizes. We realize that not everyone enjoys grooming and caring for landscape and acknowledge the trend of large houses on small lots. Recommendations are as follows to solve the issues we and some of our neighbors see:

Entrance to Mapleridge: Must be moved a substantial distance so that a 450-600 count of car traffic daily does not shine headlights into Rick and Kathy Robertson's living room (15340 Oak Road) across from the original entrance. The modified entrance is still much too close. There are at least two other options to the north. Calculations for traffic are 71 lots X 3 cars/house x 2 passes (coming and going only once per day) = 426 cars leaving or entering Mapleridge at a minimum. This does not include the additional traffic on Oak Road coming from the infill development of Oak Park in the Estridge/Pedcor development that may be traveling south (as the largest majority are) to the intersection of 151st and Oak Road for most direct access to shopping, movies and dining at Village Park Plaza.

Three possible options for entrance change are 1) At the end of the most north-western cul-de-sac of Mapleridge near Oak Road. The street would instead be extended to intersect with Oak Road at approximately South of the Hackberry tree near the road at Lat/Long N 40°00.741' and W 086°07.102' on my GPS. This gives a good line of sight both directions from the peak of the road at the Acorn Farm and Ben Baxter (15443 Oak Rd) driveways. Where the present entrance space was located an additional lot might be placed. Also, the Roberson's mailbox would remain in its present location. 2) The second possibility for an entrance and not taking down trees would be near utility pole 052 565. Just to the

South there is a break in the N-S finger of trees that inhabit the low, untillable area of that field and could intersect with the interior street of Mapleridge. Of course, any ash trees will soon be dead from emerald ash borer and would best be removed during development rather than after as an expense to the new homeowner. Either of those two locations would alleviate the bright light shine upon Robertson's house because of the woods and conifers on Acorn Farm property which will not change in the future. But neither addresses the more important safety concerns of the 151st Street and Oak Road Intersection issue. 3) A third (and best) possible entrance to Mapleridge is explained below in Local Traffic.

Local Traffic at 151st and Oak Road intersection: A traffic study should be done immediately to determine load at peak rush hour in the morning and evening on at least a few days. I have been returning home from work and have seen about ten cars heading south waiting at the two way stop trying to turn onto 151st Street. Now that US 31 is open and the roundabout at 161st and Carey is open, a traffic study should be accurate. Then you have to add the anticipated traffic from Oak Park infill and Mapleridge to anticipate what it will be in the very near future. Traffic coming from Noblesville area use the "back roads" of Carey and Oak to go to the shopping and dining areas at Village Park. The biggest problem is that 151st and Oak is a two way Stop and cannot accommodate more traffic than it presently bears. A four way stop is dangerous, as line of sight is bad going east from US 31 down the hill with limited visual on stopped cars. The same would be true of a traffic light at that intersection, although it would be more visible. On both sides on that area of Oak Road is floodway from Cool Creek and cannot be altered with soil brought in to create a roundabout. A roundabout would be very expensive and would require a great deal of fill dirt (even if that were permitted) and property acquisition to accomplish, and again, the line of sight is limited. The BEST solution for traffic would be if Westfield and/or Langston purchased enough property from the Throgmartin estate (which is for sale) to develop a short public road just at the East boundry of what used to be Don Simond's property to connect Mapleridge PUD with 151st Street. There is a good line of sight West of the Bridlewood entrance/exit on the South side of 151st Street but would not interfere with Bridlewood traffic, being some distance away. The finished short lane would also be used to access the development of the Throgmartin property, so both properties would benefit and that would solve the majority of the problems with the Oak Road and 151st Street intersection traffic volume. The additional advantage is that the Throgmartin property would have access to both Carey Road and 151st Street. This could be a Public-Private solution for both Westfield and property developers, eliminating the impossible solutions to transform the 151st and Oak Road intersection to something less dangerous such as eliminating the road crest to the west, at least for a few years. This is the third, and best entrance option to Mapleridge for traffic safety and Town of Westfield costs. It could even be the most logical area to develop an additional roundabout to serve Bridlewood, Mapleridge, and Throgmartin development in the future.

Adjacent Property Owners Protection from Trespassers:

- 1) **Walking paths prohibited adjacent to existing properties all around.** Trails should be confined to the interior of the development so as not to affect existing adjacent property owners.
- 2) **Privacy fencing, height 6',** should be erected to the interior of the 30' Preserved Natural Buffer Yard at the perimeter of Mapleridge beginning at the NE corner of the development and extending the entire north border to the NW corner, then continuing south to the NE corner of the ORL or beyond per request of that lot owner. The fence should not be installed within the

30' buffer because doing so would destroy existing trees. The tall trees will still be enjoyed by the new homeowners while ensuring that Mapleridge residents respect the privacy of the adjacent existing homeowners such as Joanne Robertson, Dan and Lori Thornberry, Tim Swinney, Jay and Terri Park, as well as Ben and Michelle Baxter. The fence must be maintained by Mapleridge neighborhood association including maintaining a dark brown stain to protect the wood and blend the fence into its more natural surroundings. A dark color allows it to recede from visual notice and will be the least obtrusive for all. We're not asking for an expensive stone or brick wall, just a secure wooden solid panel privacy fence to be maintained and repaired as needed. Nearly every subdivision I've observed has been required to have something similar to appease the neighbors or block traffic noise and view. It needs to extend south to include at least the entire east border of Ben and Michelle Baxter's property in order to keep trespassers from just going around it and exploring. Most of us realize the Baxters will have trespassers attracted to their pond as well as the ponds owned by neighbors to the north. It seems to be an undeniable fact of human nature that this is predictable but can be deterred. It is not that we are un-neighborly, as most of us neighbors have asked and been given permission to have access to each other's properties because we all respect, do no damage and cause no harm.

Floodway map from FEMA FIRM (Flood Insurance Rate Map): <http://msc.fema.gov/portal>
In the search window, enter the current Baxter address of 15251 Oak Road, Carmel, IN 46033. Select VIEW, and the data retrieving begins. Zoom into the large blue area at the SW section of the map to find the intersection of Oak Road and 151st Street. A second or third zoom might be needed and then you can select pan and move around. I found no way to print this map from the web site as it caused an error each of many times I tried. The point is that the homes located to the south of the current Baxter home drive at 15251 Oak Road of the Mapleridge PUD which are at the SW portion of the property may easily be in the Floodway where NO additional soil may be moved in to change the floodway area. We know that retention ponds are planned to alleviate as much run off water as possible, but realize that it is impossible not to have further impact on Cool Creek flooding. It is impossible to keep every ounce of rain that falls confined to Mapleridge.

Oak Road Adjacent lots It would be preferred by some of the neighbors and for better visual impact from Oak Road if the lots adjacent to Oak Road required the homes all face Oak road. The garage access could still be from the Mapleridge interior roads and since the quality of all the sides of the homes are equal, it should not be objectionable to Mapleridge residents either. Their addresses would be that of the interior street. This would apply to a lot that might exist instead of the present entrance plus the three lots south of the present entrance. The "entrance lot" from Oak road would replace the lot lost at the "Throgmartin Lane" alternate entrance off of 151st Street. In Indianapolis there are a number of lots that have no "back or side" yards but are visible from at least three street sides.

The other items of the November 24, 2014 Mapleridge Update sent by e-mail a few days ago that are acceptable are items 1, 2, and 5.

We appreciate your careful consideration of this project,

Terri Park, DVM Jay Park, DVM Tim Swinney

From: [John Boyer](#)
To: [APC](#)
Cc: "[Mic Mead](#)"; conifersocietytp@aol.com
Subject: Public Hearing at Planning Commission on Dec 1st regarding Mapleridge PUD
Date: Sunday, November 30, 2014 9:29:04 PM

November 30, 2014

Hello Westfield Planning Commissioners,

As I am unable to attend the Monday evening APC meeting on December 1st, 2014 regarding the proposed Mapleridge PUD north of 151st on Oak Road, I have asked Mr. Mic Mead, a Director of Washington Township Neighborhood Trustees-SE, to speak on behalf of our neighborhood association known as WTNT. (Mic lives directly across from the proposed Mapridge PUD at Acorn Farms with his wife, Jill.)

After reviewing the plans for Mapleridge, we believe that the development has many merits, and feel that with a few additional changes, it will definitely be a showplace community in our neighborhood.

In a meeting with the developer, Jim Langston, the adjacent neighbors addressed a number of issues, many of which have agreed to be reconsidered. However a few remain unresolved, which I wanted to summarize briefly.

1. The single exit from Mapleridge across Oak Road from the Robertson's residence will both create an annoyance to an existing neighbor, and also cause a traffic hazard. With multiple cars from the 71 residences both shining headlights on their residence and causing backlogs with the heavy traffic on Oak Road, a single entrance/exit in its current location is objectionable. Although the location of this single entrance is already under discussion with the developer, a suitable location to Robertson's hasn't been agreed to yet.

The additional residents in the expansion of the Paul Estridge Oak Manor development between 151st and 161st north on Oak Road from Mapleridge will also be adding to the already heavy traffic on Oak Road. The heavy traffic leaving this single entrance/exit could be alleviated by developing a second entrance/exit.

2. Current minimum Lot size of 1/3 acre.

We would suggest that the developer reduce the number of lots slightly from the current 71 as necessary to allow raising the minimum lot size to ½ acre. This would allow the lots to be more uniform in size and be more consistent with the adjacent Oak Manor expansion to the north.

Again, we feel that with a few modifications, Mapleridge will become a welcome addition to the Oak Road neighborhood.

John Boyer
President, WTNT

Alyson E. Oliver
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December 11, 2014

Westfield Advisory Plan Commission
130 Penn Street
Westfield, IN 46074

Re: Updates to the Mapleridge PUD Ordinance

Dear Plan Commission Member:

On behalf of our client, Langston Residential Development, LLC (“Langston”), we would like to provide the following update.

Since the Plan Commission meeting on December 1, 2014, Langston has made updates to the Mapleridge PUD Ordinance to address concerns raised by neighbors and the Westfield planning staff. A redlined version of the PUD Ordinance has been provided to show updates since the last meeting. The following is a summary of the changes that have been made:

1. Neighbor Requests:
 - a. Oak Road Fence. At the request of the neighbors, Langston has agreed to install a fence along the Oak Road perimeter. This has been incorporated into the PUD Ordinance (including a character image of the proposed fence) and is shown on the Concept Plan.
 - b. Four-Sided Architecture. At the request of the neighbors, additional character images of the sides and rears of homes in Brookside have been added to the Character Exhibit (Exhibit C of the PUD Ordinance).
 - c. Interior Paths and Trails. Langston has agreed that trails will not run along the north and northwest property lines. This agreement has been incorporated into the PUD Ordinance.
 - d. Neighborhood Entrance. To address concerns about the location of the neighborhood entrance, Langston has agreed to move the proposed entrance. This is now depicted on the Concept Plan that is included as an exhibit to the PUD Ordinance.

2. The remaining changes, which are redlined in the PUD Ordinance, were made at the request of the planning staff.

Sincerely,

Alyson E. Oliver
Land Use Consultant

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, December 1, 2014, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1412-PUD-18
Ordinance No.	14-50
Petitioner	Langston Development, LLC
Description	Langston Residential Development, LLC requests a change in zoning of approximately 59.45 acres+/-, generally located on the east side of Oak Road, north of 151 st Street, from the AG-SF1: Agriculture / Single-Family Rural District to the Mapleridge Planned Unit Development (PUD) District.

On December 15, 2014, a motion was made and passed to send a unanimous favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Matthew S. Skelton, Secretary

December 16, 2014
Date